



**CITY OF HUTCHINS
HEDC MEETING
AGENDA**

**Thursday, July 10, 2025 at 6:30 PM
Hutchins City Hall, 321 Main Street**

Board Members

Raymond Elmore, President
Norma Harlin
Artis Johnson
Aurora Madrigal
Steve Nichols, Vice President
Demarcus Odom
Mario Vasquez
Guy Brown, Executive Director

NOTICE OF POSSIBLE CITY COUNCIL QUORUM

A QUORUM OF COUNCIL MEMBERS MAY OR MAY NOT BE PRESENT AT THIS MEETING. HOWEVER, NO OFFICIAL CITY COUNCIL ACTION WILL BE CONSIDERED DURING THIS MEETING.

Pursuant to Section 551 of the Texas Government Code, notice is hereby given that the Board of Directors of the City of Hutchins will meet July 10, 2025 at 06:30 p.m. to conduct a Regular Meeting at the Hutchins City Hall located at 321 Main Street Hutchins, Texas, at which time the following items will be discussed and considered.

As authorized by Section 551.071 of the Texas Government Code, the Board of Directors reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the city attorney on any agenda item listed herein.

A. CALL MEETING TO ORDER

1. Roll Call
2. Invocation

B. CITIZEN COMMENTS *The Citizen Comments Portion of the Agenda is an opportunity for the public to address the Board on any subject. However, in accordance with the Texas Open Meetings Act, the Board cannot discuss issues raised or make any decision at this time. Issues raised may be referred to HEDC Staff for research and possible future action.*

C. CONSENT AGENDA: *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consideration and action regarding the Minutes Hutchins Economic Development Meeting held on June 26, 2025.

D. PUBLIC HEARINGS

E. REGULAR AGENDA

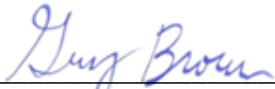
2. Consideration and action regarding recommendation of an Economic Development Grant to City Council for Milano's Pizza related to property located at 101 South Interstate 45, Suite 12 in Hutchins.
3. Consideration and action regarding recommendation of an Economic Development Grant to City Council for VALDI LLC related to property located at 400 Lancaster Hutchins Road in Hutchins.

F. EXECUTIVE SESSION

- G. RECONVENE INTO REGULAR SESSION** and take any action necessary as a result of Executive Session.

H. ADJOURNMENT

Certification: I certify that a copy of the July 10, 2025 agenda of items to be considered by the Hutchins Economic Development Corporation was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on Thursday, July 03, 2025, before 5:00 p.m.



Guy Brown
Executive Director

ACCESSIBILITY STATEMENT

A request for special services must be received at least 24 hours in advance of scheduled meeting. For assistance, please call the HEDC office at 972-225-4449 or email the Executive Director at gbrown@cityofhutchins.org.



Hutchins EDC
Guy Brown
gbrown@cityofhutchins.org
Phone: 972/225-4449
Fax: 972/225-5559

MINUTES
HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC)
REGULAR BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 26, 2025 – 6:30 P.M.
HUTCHINS CITY HALL – 321 MAIN STREET
HUTCHINS, TEXAS 75141

The Hutchins Economic Development Corporation Board of Directors met on June 26, 2025, at 6:30 p.m. to conduct a regular meeting at the Hutchins City Hall located at 321 Main Street, Hutchins, Texas, 75141 at which time the following items were discussed and considered:

ATTENDANCE:

BOARD MEMBERS

- Raymond Elmore, President
- Norma Harlin
- Artis Johnson
- Aurora Madrigal
- Steve Nichols, Vice President
- Demarcus Odom
- Mario Vasquez
- Guy Brown, Executive Director

A. Call Meeting to Order

The meeting was called to order at 6:30 p.m. The meeting was held at the Hutchins Economic Development Corporation office located at 103 Palestine, Hutchins, Texas, 75141.

Roll Call

A quorum of the Board of Directors was established. All the members of the Board of Directors were present.

Invocation

Invocation was given by Mr. Johnson.

B. Citizen Comments.

There were no comments from citizens.

C. CONSENT AGENDA: *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consideration and action regarding the Minutes Hutchins Economic Development Meeting held on April 10, 2025.

Mr. Nichols made a motion to approve the minutes of April 10, 2025. The motion was seconded by Mr. Johnson and passed unanimously.

**D. PUBLIC HEARINGS
NONE.**

E. REGULAR AGENDA

2. Consideration and action regarding recommendation of Economic Development Grant to City Council for Pete's Cafe related to property located at 101 South Interstate 45, Suite 1 in Hutchins.

The Board reviewed the Application from Pete's Cafe. Estela Hernandez represented the project and answered questions. The Board discussed various aspects of the project.

After discussion, Mr. Odom made a motion to approve a \$5,000 grant for the project and recommend it to the City Council. The motion was seconded by Mr. Nichols and passed unanimously.

3. Consideration and action regarding recommendation of Economic Development Grant to City Council for Milano's Pizza related to property located at 101 South Interstate 45, Suite 12 in Hutchins.

The Board reviewed the Application from Milano's Pizza. There was no one present representing the project.

Ms. Madrigal made a motion to table the item until the next HEDC Board Meeting. The motion was seconded by Mr. Nichols and passed unanimously.

4. Consideration and action regarding recommendation of Economic Development Grant to City Council for VALDI LLC related to property located at 400 Lancaster Hutchins Road in Hutchins.

The Board reviewed the Application from VALDI LLC. Dominic Didehbani represented the project and answered Questions. The Board discussed various aspects of the project including questions related to engineering and property drainage features.

After discussion, Mr. Vasquez made a motion to table the item until the next HEDC Board Meeting. The motion was seconded by Ms. Madrigal and passed unanimously.

5. Consideration and action regarding recommendation of Economic Development Incentives to City Council for GFS Logistics related to approximately 23 acres of property located at 1220 Dowdy Ferry Road in Hutchins.

The Board reviewed the Application from GFS Logistics. Bryce Adams (Langford Holt) and Joseph Kernodle (GFS Logistics) represented the project and answered Questions. The Board discussed various aspects of the project including traffic patterns and roadway access to the facility.

After discussion, Mr. Nichols made a motion to recommend a 50% Real Property Tax Abatement for a term of 4 years. The motion was seconded by Ms. Madrigal and passed unanimously.

6. Consideration and action approving Resolution 250626-1, a Resolution of the Hutchins Economic Development Corporation Board of Directors recommending HEDC Budget for the 2025 – 2026 Fiscal Year to the Hutchins City Council.

The Board reviewed the proposed budget with the Executive Director. The Executive Director went through each line item comparing the Proposed 2025-2026 Budget to the Current 2024-2025 Budget.

After discussion, Mr. Nichols made a motion to approve Resolution 250626-1, a Resolution of the Hutchins Economic Development Corporation Board of Directors recommending HEDC Budget for the 2025 – 2026 Fiscal Year to the Hutchins City Council. The motion was seconded by Mr. Odom and passed unanimously.

F. Executive Session

7. Adjourn to Executive Session pursuant to the provisions of Chapter 551, Government Code in accordance with the authority contained in:

§ Section 551.074, Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

A. Executive Director

At 7:55, the Presiding Officer announced that the Hutchins Economic Development Corporation Board of Directors will begin its Executive Session.

At 8:03 The Presiding Officer announced that the Hutchins Economic Development Corporation had completed its Executive Session and that no action was taken in Executive Session.

G. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.

8. Discuss and consider matters discussed in Executive Session including the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

A. Executive Director

Mr. Nichols made a motion that the Board authorize the President of the Hutchins Economic Development Corporation to negotiate and execute an updated and restated employment agreement with the Executive Director. The President is authorized to negotiate all terms and provisions of the agreement except for the Executive Director's base salary, which shall remain as previously approved by the Board.

The motion was seconded by Mr. Odom and passed unanimously.

H. Adjournment.

No further business was conducted, Mr. Nichols made a motion to adjourn the meeting. Ms. Madrigal seconded the motion. The Board, by unanimous vote, adjourned the meeting at 8:06 p.m.

Approved:

Raymond Elmore, President



AGENDA STAFF REPORT

MEETING DATE: July 10, 2025

SUBMITTED BY: Guy Brown, Ex. Dir HEDC

AGENDA CAPTION: Consideration and action regarding recommendation of Economic Development Grant to City Council for Milano's Pizza related to property located at 101 South Interstate 45, Suite 12 in Hutchins. (Tables from the June 26 Meeting)

Background Information

The HEDC received a request for assistance from Milano's Pizza related to property located at 101 South Interstate 45 Suite, 12 in Hutchins. Milano's intends to install a grease trap, vent hood and fire suppression at the location.

Budget Implications

The cost of the grant would be derived from the Small Business Development Program line item of the HEDC Budget.

Operational Impact

If approved by the HEDC Board of Directors, the item would go to the City Council for final approval.

Legal Review

The City Attorney will draft an agreement related to the project.

Staff Recommendation

Staff recommends that the HEDC meet with representatives from Milano's Pizza and determine the amount of assistance to be applied to the project, if any.

Supporting Documentation and Attachments

Application from Milano's Pizza
Estimates of work to be performed at 101 South Interstate 45 Suite, 12 in Hutchins.

I. Overview

The goal of the Hutchins EDC Façade Improvement Grant Program is to encourage the rehabilitation, enhancement, and restoration of building façades of existing businesses. This aims to stimulate business and commercial activity, strengthen workforce development, increase tourism, and meet other priorities established by the Hutchins City Council. The program offers a reimbursement of a *Matching Grant* of up to \$10,000 for eligible façade, exterior improvements and some permanent interior improvements that contribute to public safety and welfare in the City of Hutchins.

Funding for this program is at the discretion of the Hutchins City Council and Hutchins EDC, and projects must meet the criteria outlined in this policy. Applicants must comply with the minimum requirements below and any additional requirements set by the HEDC Board of Directors and City Council. Appendix A contains definitions and relevant city contacts.

II. Project Eligibility Requirements

- The building/site must be within the city limits of Hutchins.
- The property must be free of city liens or delinquent property taxes.
- The applicant must not be past due on sales tax remittance.
- The building/site must be for commercial use in non-residential zoning districts. Residential buildings are not eligible unless they are converted to commercial use with an approved Site Plan.
- The building/site must not have received grant funding within five years prior to the application date. Buildings with multiple tenants are eligible for one grant every twelve months following the completion of the previous grant.
- A complete application (Appendix A) must be received and verified by HEDC staff before construction begins. Construction started prior to the HEDC's grant consideration and approval is at the applicant's own risk and is ineligible for reimbursement.

III. Eligible Improvements

Eligible improvements must comply with zoning design standards and all state and local requirements. These improvements include:

- Façade facelift: painting, trim work, cladding
- Front porch additions and enhancements
- New or enhanced attached signage and/or awnings
- Detached signage
- Exterior lighting
- New storefronts
- Window replacement and window framing
- Hardscape improvements like sidewalk pavers, concrete off-street parking, fencing, and lamp posts
- Landscaping improvements including design, installation, and permanent maintenance components (e.g., irrigation systems), subject to an ongoing maintenance agreement
- Permanent art, including sculptures and murals
- Grease Trap (must stay with property)
- Vent Hood (must stay with property)

Ineligible improvements include interior improvements, roof repairs, new building additions (porches and entry features), and outdoor furnishings not permanently affixed. Regular building maintenance and improvements addressing outstanding code violations are also ineligible unless included in a broader project scope.

IV. Application Requirements

- Meet all eligibility requirements in Section II.
- Complete the grant application (Appendix A), signed by the applicant and the property owner if different.
- Provide a written cost proposal from a tradesperson, contractor, or supplier registered with the City of Hutchins. Unregistered individuals must submit a "Contractor Qualification Form."
- Include exterior photos of the building and areas to be improved.
- Provide a written description of the proposed improvement or art and its impact on the overall project.
- Submit drawings or renderings of proposed improvements. Art proposals must include an art portfolio and cost proposal.

V. Submittal and Review Process

Applicants are encouraged to meet with city staff before applying. City staff will review applications for completion, eligibility, and considerations outlined in Section VI.

Only complete applications for eligible projects will be forwarded to the Hutchins Economic Development Board (HEDC) and Hutchins City Council. Incomplete applications will expire after six months, starting from the date of the most recent staff correspondence. A new application must be submitted to resume activity.

The HEDC considers requests and recommends grant awards and fund allocations to the City Council. The request will require a public notice and will be presented to the HEDC Board of Directors for recommendation to the City Council. City Council will consider the request at their first available meeting following the HEDC meeting.

VI. Considerations for Grant Awards and Fund Allocation

Grant applications will be reviewed based on:

- Availability of grant funds for the fiscal year
- Compliance with policy terms and conditions
- Anticipated economic impact on Hutchins' revitalization and redevelopment
- Expected increase in taxable property value and economic activity
- Degree of visual improvement to the storefront and streetscape
- Design and quality of the proposed work and its compatibility within its business district
- Applicant's contribution to project costs outside the grant amount
- Use of Hutchins businesses in the project

Additional considerations may be considered by the HEDC on a case-by-case basis.

VII. TXDoT Highway Signage Reimbursement

The Façade Improvement Grant Program also offers a reimbursement grant of up to \$2,000 for TXDoT highway signage. To be eligible for this grant, the applicant must develop artwork and have

a contract with TXDoT. The \$2,000 grant is provided as a reimbursement for the costs associated with TXDoT highway signage.

VIII. Approved Grant Process

- An Economic Development Program Agreement will outline the grant terms approved by the City Council and must be signed by the grantee and property owner if different.
- Changes to the approved grant request must be approved by the City Council.
- Obtain appropriate permits before construction, and all contractors must be registered with the City of Hutchins.
- Construction must begin within 90 days of grant approval and be completed within one year. Extensions for construction commencement and completion may be requested from the Director of Economic Development.
- Payment will be made after satisfactory completion of work according to the Economic Development Program Agreement terms, with submission of receipts, notarized lien releases, and photos of improvements.
- Payment will be a reimbursement not exceeding the amount specified in the Economic Development Program Agreement.
- A completed W-9 Form is required before payment.
- Improvements must remain permanent fixtures for at least 24 months without the City of Hutchins' consent.

Appendices

The appendices provide administrative tools to streamline the application process. City staff may update appendices as necessary without City Council approval.

- Appendix A – Façade Improvement Grant Application

City of Hutchins Façade Improvement Grant Program Application

I. Applicant Information

- A. Applicant Name: Eyad elayan
- B. Business Name: Milanos pizza
- C. Street Address: 79 n waco st Hillsboro tx 76645
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone: 903-960-4221
- G. Email: E_eddy1986@yahoo.com

II. Property Owner Information (if different from Applicant)

- A. Owner Name:
- B. Business Name:
- C. Street Address:
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone:
- G. Email:

III. Property and Project⁴ Description

- A. Address/Location of property to be considered for the City of Hutchins Façade Improvement Matching Grant Program:

B. Is the building currently occupied by a business?

Yes No

If yes, please list the business name(s) and Certificate of Occupancy numbers below.

C. Is this a residential building that is being converted for commercial use?

Yes No

Please note: if a residential property is being converted to commercial use, a site plan is required. If a site plan has been submitted, please list the permit number below.

D. Have building plans been submitted to the city for the project?

Yes No

Please note: building plans are required for some improvements but may not be necessary for all projects. If building plans have been submitted, please list the permit number below.

E. Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before?

Yes No

If yes, please list the property address(es) and year(s) the grant was awarded below.

F. Are there any current code enforcement actions, tax liens, or judgment liens against the property?

Yes No

G. Grant Request

1. Total Project Cost (for Façade Improvements Only): \$
2. Eligible Grant Request (50% of the eligible improvement up to \$10,000): \$

H. Project Description

(Please describe the improvements that will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. You may submit on a separate sheet of paper.)

I. What is the anticipated start and end date for the project? (Month/Year)

5

Start Date: Not sure yet

End Date:

Application Checklist

I, the applicant, verify that I have completed the following items to be considered for the City of Hutchins Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

- Complete Façade Improvement Grant application.
- Written cost proposal with itemized improvements.
- Exterior photos of the building before any improvements have been made.
- Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- Artist Portfolio and Art Renderings, if applicable.
- The proposed improvements have not been completed prior to receipt and verification of a complete application by city staff.

DISCLAIMER

I acknowledge that I understand the terms of the City of Hutchins Façade Improvement Grant Program, and it is my intent to meet the specified terms of this application if approved. I understand further that this project is approved for matching grant reimbursement only in strict accordance with the approved plans that are attached to this application and hereby made part of this agreement. I further understand that change orders on the work in progress require approval by the City of Hutchins City Council and that failure to comply with this agreement may jeopardize receipt of grant funds.

Applicant Signature:



Date: May 1, 2025

Property Owner Signature:

Date:
(if different from applicant)

Information Below to be Filled Out by City Staff Only

Date Received:

Staff Initials:

Application

6

Complete

Incomplete

Missing Items:



SUPERIOR AC HEAT AND PLUMBING

Eddy Elayan
101 I-45, 12
Hutchins, TX 75141

(903) 960-4221
E_Eddy1986@yahoo.com

ESTIMATE	#5530
ESTIMATE DATE	May 31, 2025
SERVICE DATE	May 21, 2025
EXPIRATION DATE	Jun 4, 2025
TOTAL	\$27,000.00

CONTACT US

200 CENTRE DR, SUITE 9
BURLESON, TX 76028

(214) 679-8725
superioracnheat@gmail.com

Service completed by: SKIP WATSON

ESTIMATE

Services	qty	unit price	amount
Hutchins Rough End	1.0	\$27,000.00	\$27,000.00
3 Compartment Sink			
Hand Sink			
Mop Sink			
Water Heater			
Floor Drain in Kitchen			
Above Ground Grease Trap			
Customer will need to have concrete saw cut			

Services subtotal: \$27,000.00

Subtotal	\$27,000.00
Tax (Sales Tax 8.25%)	\$0.00
Total	\$27,000.00

Your invoice is attached for your records. Thank you for allowing Superior AC & Heat to meet all of your HVAC and plumbing needs. Our company takes great pride in customer service and our employees. If you have any questions, please contact the office at 214-679-8725. Payment is expected at the time of service. We accept cash, check, credit cards and offer financing for new installations.

ALL SALES ARE FINAL.

Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, 1-800-8039202, 512-463-6599, www.tdlr.texas.gov TACLB14337E

Regulated by the Texas Board of Plumbing Examiners, 929 E 41st St, Austin, TX 78751, 800-845-6484 www.tsbpe.texas.gov Mike Brown Master TSBPE40961



Invoice

Golden eagle fire

205 Benton Drive Allen texas 75013-1164

Allen Texas 75013-1164

469-799-7655

Goldeneaglefire1@gmail.com

BILL TO

101 i45 ste12 Hutchins tx 75141

Invoice

101

Date

16 Jun 2025

Due date

23 Jun 2025

Item	Quantity	Price	Amount
Venthood 9x6	1	\$9,500.00	\$9,500.00
Install fire suppression	1	\$4,000.00	\$4,000.00
Fire alarm installation	1	\$5,200.00	\$5,200.00
		Subtotal	\$18,700.00
		Total	\$18,700.00

Amount Due

\$18,700.00

the invoice is paid

INVOICE

Bluebonnet Analytics and Design Corp
6516 Briar Lake Trl
Sachse, TX 75048

acc@rgwow.com
+1 (214) 325-7565
www.rgwow.com



Bill to
Iyad Olyan
Milano's Pizza - Hutchines
101 I-45
Ste 12
Hutchines, TX 75141

Ship to
Iyad Olyan
Milano's Pizza - Hutchines
101 I-45
Ste 12
Hutchines, TX 75141

Invoice details

Order Number: 25-0509

Invoice no.: 4208
Terms: 50% in advance
Invoice date: 05/24/2025
Due date: 05/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Signage	Out door channel letters sign, design, fabrication, and installation	1	\$4,500.00	\$4,500.00
2.	Signage	City Permit	1	\$350.00	\$350.00

Subtotal \$4,850.00

Sales tax \$371.25

Total \$5,221.25

Ways to pay



[View and pay](#)



AGENDA STAFF REPORT

MEETING DATE: July 10, 2025
SUBMITTED BY: Guy Brown, Ex. Dir HEDC
AGENDA CAPTION: Consideration and action regarding recommendation of Economic Development Grant to City Council related to property located at 400 Lancaster Hutchins Road in Hutchins. (Tabled from the June 26 Meeting)

Background Information

The HEDC received a request for assistance from VALDI LLC related to property located at located at 400 Lancaster Hutchins Road in Hutchins. The applicant intends to make physical enhancements at the location including parking, driveway and signage improvements.

Budget Implications

The cost of the grant would be derived from the Local Business Improvement Program line item of the HEDC Budget.

Operational Impact

If recommended by the HEDC Board of Directors, the item would go to the City Council for final approval.

Legal Review

The City Attorney will draft an agreement related to the project.

Staff Recommendation

Staff recommends that the HEDC meet with representatives from VALDI LLC and determine the amount of assistance to be recommended for the project.

Supporting Documentation and Attachments

Application from VALDI LLC
Estimates of the proposed improvements.

Façade Improvement Grant Program Policy

I. Overview

The goal of the Hutchins EDC Façade Improvement Grant Program is to encourage the rehabilitation, enhancement, and restoration of building façades of existing businesses. This aims to stimulate business and commercial activity, strengthen workforce development, increase tourism, and meet other priorities established by the Hutchins City Council. The program offers a reimbursement of a *Matching Grant* of up to \$10,000 for eligible façade, exterior improvements and some permanent interior improvements that contribute to public safety and welfare in the City of Hutchins.

Funding for this program is at the discretion of the Hutchins City Council and Hutchins EDC, and projects must meet the criteria outlined in this policy. Applicants must comply with the minimum requirements below and any additional requirements set by the HEDC Board of Directors and City Council. Appendix A contains definitions and relevant city contacts.

II. Project Eligibility Requirements

- The building/site must be within the city limits of Hutchins.
- The property must be free of city liens or delinquent property taxes.
- The applicant must not be past due on sales tax remittance.
- The building/site must be for commercial use in non-residential zoning districts. Residential buildings are not eligible unless they are converted to commercial use with an approved Site Plan.
- The building/site must not have received grant funding within five years prior to the application date. Buildings with multiple tenants are eligible for one grant every twelve months following the completion of the previous grant.
- A complete application (Appendix A) must be received and verified by HEDC staff before construction begins. Construction started prior to the HEDC's grant consideration and approval is at the applicant's own risk and is ineligible for reimbursement.

III. Eligible Improvements

Eligible improvements must comply with zoning design standards and all state and local requirements. These improvements include:

- Façade facelift: painting, trim work, cladding
- Front porch additions and enhancements
- New or enhanced attached signage and/or awnings
- Detached signage
- Exterior lighting
- New storefronts
- Window replacement and window framing
- Hardscape improvements like sidewalk pavers, concrete off-street parking, fencing, and lamp posts
- Landscaping improvements including design, installation, and permanent maintenance components (e.g., irrigation systems), subject to an ongoing maintenance agreement
- Permanent art, including sculptures and murals
- Grease Trap (must stay with property)
- Vent Hood (must stay with property)

Ineligible improvements include interior improvements, roof repairs, new building additions (porches and entry features), and outdoor furnishings not permanently affixed. Regular building maintenance and improvements addressing outstanding code violations are also ineligible unless included in a broader project scope.

IV. Application Requirements

- Meet all eligibility requirements in Section II.
- Complete the grant application (Appendix A), signed by the applicant and the property owner if different.
- Provide a written cost proposal from a tradesperson, contractor, or supplier registered with the City of Hutchins. Unregistered individuals must submit a "Contractor Qualification Form."
- Include exterior photos of the building and areas to be improved.
- Provide a written description of the proposed improvement or art and its impact on the overall project.
- Submit drawings or renderings of proposed improvements. Art proposals must include an art portfolio and cost proposal.

V. Submittal and Review Process

Applicants are encouraged to meet with city staff before applying. City staff will review applications for completion, eligibility, and considerations outlined in Section VI.

Only complete applications for eligible projects will be forwarded to the Hutchins Economic Development Board (HEDC) and Hutchins City Council. Incomplete applications will expire after six months, starting from the date of the most recent staff correspondence. A new application must be submitted to resume activity.

The HEDC considers requests and recommends grant awards and fund allocations to the City Council. The request will require a public notice and will be presented to the HEDC Board of Directors for recommendation to the City Council. City Council will consider the request at their first available meeting following the HEDC meeting.

VI. Considerations for Grant Awards and Fund Allocation

Grant applications will be reviewed based on:

- Availability of grant funds for the fiscal year
- Compliance with policy terms and conditions
- Anticipated economic impact on Hutchins' revitalization and redevelopment
- Expected increase in taxable property value and economic activity
- Degree of visual improvement to the storefront and streetscape
- Design and quality of the proposed work and its compatibility within its business district
- Applicant's contribution to project costs outside the grant amount
- Use of Hutchins businesses in the project

Additional considerations may be considered by the HEDC on a case-by-case basis.

VII. TXDoT Highway Signage Reimbursement

The Façade Improvement Grant Program also offers a reimbursement grant of up to \$2,000 for TXDoT highway signage. To be eligible for this grant, the applicant must develop artwork and have

a contract with TXDoT. The \$2,000 grant is provided as a reimbursement for the costs associated with TXDoT highway signage.

VIII. Approved Grant Process

- An Economic Development Program Agreement will outline the grant terms approved by the City Council and must be signed by the grantee and property owner if different.
- Changes to the approved grant request must be approved by the City Council.
- Obtain appropriate permits before construction, and all contractors must be registered with the City of Hutchins.
- Construction must begin within 90 days of grant approval and be completed within one year. Extensions for construction commencement and completion may be requested from the Director of Economic Development.
- Payment will be made after satisfactory completion of work according to the Economic Development Program Agreement terms, with submission of receipts, notarized lien releases, and photos of improvements.
- Payment will be a reimbursement not exceeding the amount specified in the Economic Development Program Agreement.
- A completed W-9 Form is required before payment.
- Improvements must remain permanent fixtures for at least 24 months without the City of Hutchins' consent.

Appendices

The appendices provide administrative tools to streamline the application process. City staff may update appendices as necessary without City Council approval.

- Appendix A – Façade Improvement Grant Application

City of Hutchins Façade Improvement Grant Program Application

I. Applicant Information

- A. Applicant Name: Dominic DIDEHBANI
- B. Business Name: VALDI LLC
- C. Street Address: 400 LANCASTER - HUTCHINS Rd
- D. Mailing Address: P. O. BOX 78, HUTCHINS, TX, 75141
- E. Work Phone: 214. 704-0850
- F. Cell Phone: 214. 704-0850
- G. Email: Dominielimo@YAHOO.COM

II. Property Owner Information (if different from Applicant)

- A. Owner Name:
- B. Business Name:
- C. Street Address:
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone:
- G. Email:

SAME

III. Property and Project Description⁴

A. Address/Location of property to be considered for the City of Hutchins Façade Improvement Matching Grant Program:

SEE ATTACHED

B. Is the building currently occupied by a business?

Yes No

If yes, please list the business name(s) and Certificate of Occupancy numbers below.

C. Is this a residential building that is being converted for commercial use?

Yes No

Please note: if a residential property is being converted to commercial use, a site plan is required. If a site plan has been submitted, please list the permit number below.

D. Have building plans been submitted to the city for the project?

Yes No

Please note: building plans are required for some improvements but may not be necessary for all projects. If building plans have been submitted, please list the permit number below.

E. Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before?

Yes No

If yes, please list the property address(es) and year(s) the grant was awarded below.

F. Are there any current code enforcement actions, tax liens, or judgment liens against the property?

Yes No

G. Grant Request

- 1. Total Project Cost (for Façade Improvements Only): \$ 61,773
- 2. Eligible Grant Request (50% of the eligible improvement up to \$10,000): \$

H. Project Description

(Please describe the improvements that will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. You may submit on a separate sheet of paper.)

I. What is the anticipated start and end date for the project? (Month/Year)

Start Date: 09/01/2025⁵

End Date: 90 DAYS

Application Checklist

I, the applicant, verify that I have completed the following items to be considered for the City of Hutchins Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

- Complete Façade Improvement Grant application.
- Written cost proposal with itemized improvements.
- Exterior photos of the building before any improvements have been made.
- Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- Artist Portfolio and Art Renderings, if applicable.
- The proposed improvements have not been completed prior to receipt and verification of a complete application by city staff.

DISCLAIMER

I acknowledge that I understand the terms of the City of Hutchins Façade Improvement Grant Program, and it is my intent to meet the specified terms of this application if approved. I understand further that this project is approved for matching grant reimbursement only in strict accordance with the approved plans that are attached to this application and hereby made part of this agreement. I further understand that change orders on the work in progress require approval by the City of Hutchins City Council and that failure to comply with this agreement may jeopardize receipt of grant funds.

Applicant Signature:

Date: 6/18/2025

Property Owner Signature:

Date: 
(if different from applicant)

Information Below to be Filled Out by City Staff Only

Date Received:

Staff Initials:

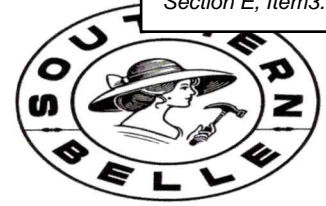
Application

6

Complete

Incomplete

Missing Items:



Southern Belle Restorations

www.sbresto.com

17 June 16, 2025

Proposal for Commercial Driveway Construction & Metal Building Restoration

Submitted To:

Mr. Dominic Didehbani

6 Lancaster Hutchins Road

Hutchins, Texas 75141

Submitted By:

Faisal Akram

Southern Belle Restorations

1.  Project Location

[6 Lancaster Hutchins Road
Hutchins, Texas 75141]

This proposal outlines the complete, turnkey construction of a commercial driveway and restoration of an existing metal building. The work scope includes base preparation, concrete installation, drainage infrastructure, structural refinishing, signage, and bay door realignment.

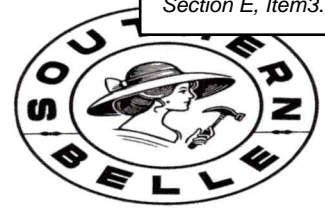
All work has been designed with future commercial scalability in mind, ensuring that the improvements remain durable and adaptable for site evolution.

2.  COMMERCIAL DRIVEWAY INSTALLATION

Scope of Work

- **Survey & Layout:** 5,962 sq ft driveway from the entrance continuing along a curved section to the end of the building,.
- **Excavation:** Flush tie-in to road; surface grading using Bobcat.
- **Base Prep:** Existing pea gravel with clean sand, compacted using a ride-on vibratory compactor.
- **Formwork & Rebar:** Form boards with rebar on centers.
- **Concrete:** upto 92 cu yd of thick commercial grade concrete; with saw-cut joints.

 **Section Cost: \$59,139**



3. CULVERT INSTALLATION

Scope of Work

- Installation of a **culvert** at the road entry point.
- Proper bedding and backfill for drainage and structural load bearing.
- Ends cut and graded to match ditch profile, with compacted fill above pipe.

 **Section Cost: \$6,500**

Includes pipe, bedding material, excavation, installation, and labor.

4. METAL BUILDING RESTORATION & REPAINTING

Scope of Work

- **Surface Cleaning:** Degreasing, rust converter, power washing, dry time
- **Caulking:** Weather-sealing all seams and joints
- **Wainscot Panel Replacement:** Replace lower with matching metal siding
- **Priming & Painting:** DTM primer as needed, coats of DTM acrylic paint via airless sprayer
- **Signage:** Mount exterior sign, bracketed and aligned per client approval
- **Walkthrough:** Cleanup and client sign-off

 **Section Cost: \$13,900**

5. BAY DOOR DETACH, REPAIR & RESET

Scope of Work

- Detach, adjust, and reset one overhead bay door
- Realign tracks and hardware
- Verify smooth, functional operation

 **Section Cost: \$2,200**

6. PROJECT TOTAL & CLOSING STATEMENT

Total Turnkey Cost: \$81,7739

Section E, Item3.

Back Screenshot_20250606_190348_Maps.jpg



1998 Lancaster Hutchins Rd



Back Screenshot_20250606_190126_Gallery.jpg



Section E, Item3.

Find messages, documents, photos or people Advanced

Compose



20191205_115305.jpg

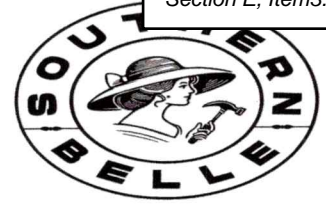
400 Lancaster-Hutchins Rd Yahoo/Inbox

- Inbox** 1
- Unread
- Starred
- Drafts 3
- Sent
- Archive
- Spam
- Trash
- ^ Less
- Views Show
- Folders Hide
- + New Folder
- DME 360
- FedEX Signs
- FedEx Wilson
- LimoAnywhere

dc **Dominic Didehban** Tue, Jun 17 at 6:19 PM

From: dominiclimo@yahoo.com
To: dominiclimo@yahoo.com





(Covers all labor, materials, equipment, rentals, signage, drainage, and structure repair)

This proposal presents a complete, code-compliant upgrade to your property that enhances immediate functionality while preparing for future commercial development. The improvements will add long-term value and reduce the need for future modifications.

We are committed to executing this work efficiently and to the highest standards.



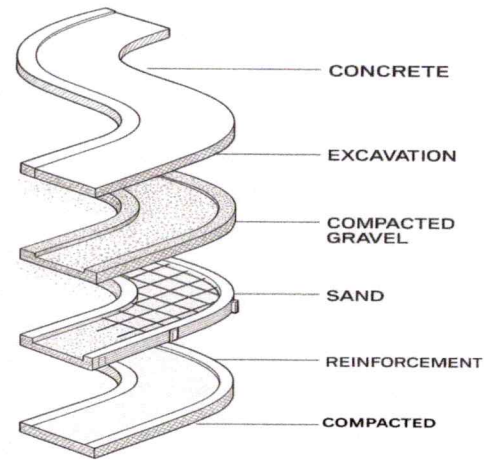
Respectfully submitted,
Faisal Akram
Southern Belle Restorations
faisalmakram@icloud.com
[346-313-9223]



(Covers all labor, materials, equipment, rentals, signage, drainage, and structure repair)

This proposal presents a complete, code-compliant upgrade to your property that enhances immediate functionality while preparing for future commercial development. The improvements will add long-term value and reduce the need for future modifications.

We are committed to executing this work efficiently and to the highest standards.



Respectfully submitted,
Mohammad Faisal Akram
Southern Belle Restorations
✉ faisalmakram@icloud.com
☎ [346-313-9223]

Southern Belle



Comprehensive Site Enhancement Proposal

Prepared For: Mr. Dominic Didehbani

Project Location: 400 Lancaster Hutchins Road, Hutchins, TX 75141

Prepared By: M Faisal Akram, Southern Belle Restoration Team

Richmond, TX

Email: faisal@sbresto.com Phone: (346) 313-9223

1. Project Location

This proposal outlines a complete commercial site improvement plan designed to elevate access, infrastructure, usability, and visual impact. It incorporates enhancements that address both functional and environmental needs, and is structured to support current use as well as future commercial development. The project will be formally presented to the City Hall audience as part of a collaborative effort to improve site performance while contributing positively to the surrounding area.

2. Driveway Installation

The proposed commercial driveway will be professionally graded, compacted, formed, reinforced, and poured using high-quality materials. The front 160 feet, which interfaces with the public roadway, is designed not only for private access but to reduce flooding, erosion, and maintenance along the right-of-way. This element contributes to improved safety, visual continuity, and long-term value for both tenants and the surrounding corridor.

3. Culvert Installation

A new culvert will replace the current undersized and clogged unit at the property entrance. This installation will mitigate flooding, improve stormwater flow, and prevent roadside erosion, supporting both property use and public infrastructure stability.

4. Metal Building Restoration

The exterior of the metal building will be restored, including surface preparation, lower wall panel replacement, priming, and repainting. Two aluminum signs will be installed on front and side elevations for visibility and branding. This will improve both structural integrity and curb appeal.

5. Bay Door Repair & Reset

An existing bay door will be detached, repaired, and re-installed with adjustments to ensure smooth, reliable

functionality.

6. Landscaping

General landscaping will be added along the driveway and site perimeter. This enhances site appearance, improves drainage, and contributes positively to the local environment.

Summary & Community Benefits

This form acknowledges approval of the proposed commercial site improvements prepared by Southern Belle and submitted to Mr. Dominic Didehbani, regarding the property located at 400 Lancaster Hutchins Road, Hutchins, TX 75141.

This project represents a transformative upgrade to the site and surrounding corridor. With newly constructed access infrastructure, drainage improvement, building restoration, and landscaping, the plan will provide broad and lasting impact.

Tenants will benefit from elevated access, reduced flood risk, cleaner and safer circulation, and improved usability year-round. A professionally restored commercial structure and enhanced driveway will ensure a cleaner, drier, more secure environment for occupants, customers, and commercial operators.

The local community will benefit through reduced maintenance burden, stabilized roadside drainage, improved stormwater redirection, and a visual uplift to the commercial frontage along Lancaster Hutchins Road. This project directly supports flood mitigation, local accessibility, and community appeal - all aligned with broader city goals for resilience and development.

Presented with energy and optimism, this project reflects a shared investment in long-term commercial readiness and civic pride.

Approval Signatures

Approved By: _____
Signature: _____
Title: _____
Date: _____

Prepared By: M Faisal Akram,
Southern Belle Restoration Team
Richmond, TX
Email: faisal@sbresto.com Phone: (346) 313-0223



Southern Belle

Comprehensive Site Enhancement Proposal

Presented to Mr. Dominic Didehbani

400 Lancaster Hutchins Road, Hutchins, TX

Project Overview

- Commercial site upgrade including driveway, culvert, restoration, signage, and landscaping.
- Designed for immediate function and future development.
- Presented with civic intent and community alignment.

Driveway Installation

- Engineered driveway improves access and flood protection.
- Front portion enhances road interface, drainage, and tenant usability.

Culvert Installation

- Replaces clogged/undersized drainpipe at entrance.
- Improves stormwater flow, reduces erosion, supports adjacent road.

Metal Building Restoration

- Includes repainting, wall panel repair, and installation of 2 aluminum signs.
- Improves tenant experience, visibility, and curb appeal.

Bay Door Reset

- Repair and alignment of existing overhead door.
- Ensures proper function and safe access for occupants.

Landscaping

- Softens site edges, improves drainage, and boosts overall site appearance.
- Contributes positively to long-term sustainability.

Community & Tenant Benefits

- Tenants gain safer, drier, more professional-grade access.
- Community sees improved drainage, visual uplift, and lower maintenance burden.
- Project brings resilience and civic pride.

Approval & Contact

- Prepared By: M Faisal Akram
- Southern Belle Restoration Team
- Richmond, TX
- faisal@sbresto.com | (346) 313-9223

PROPOSED DESIGN OF

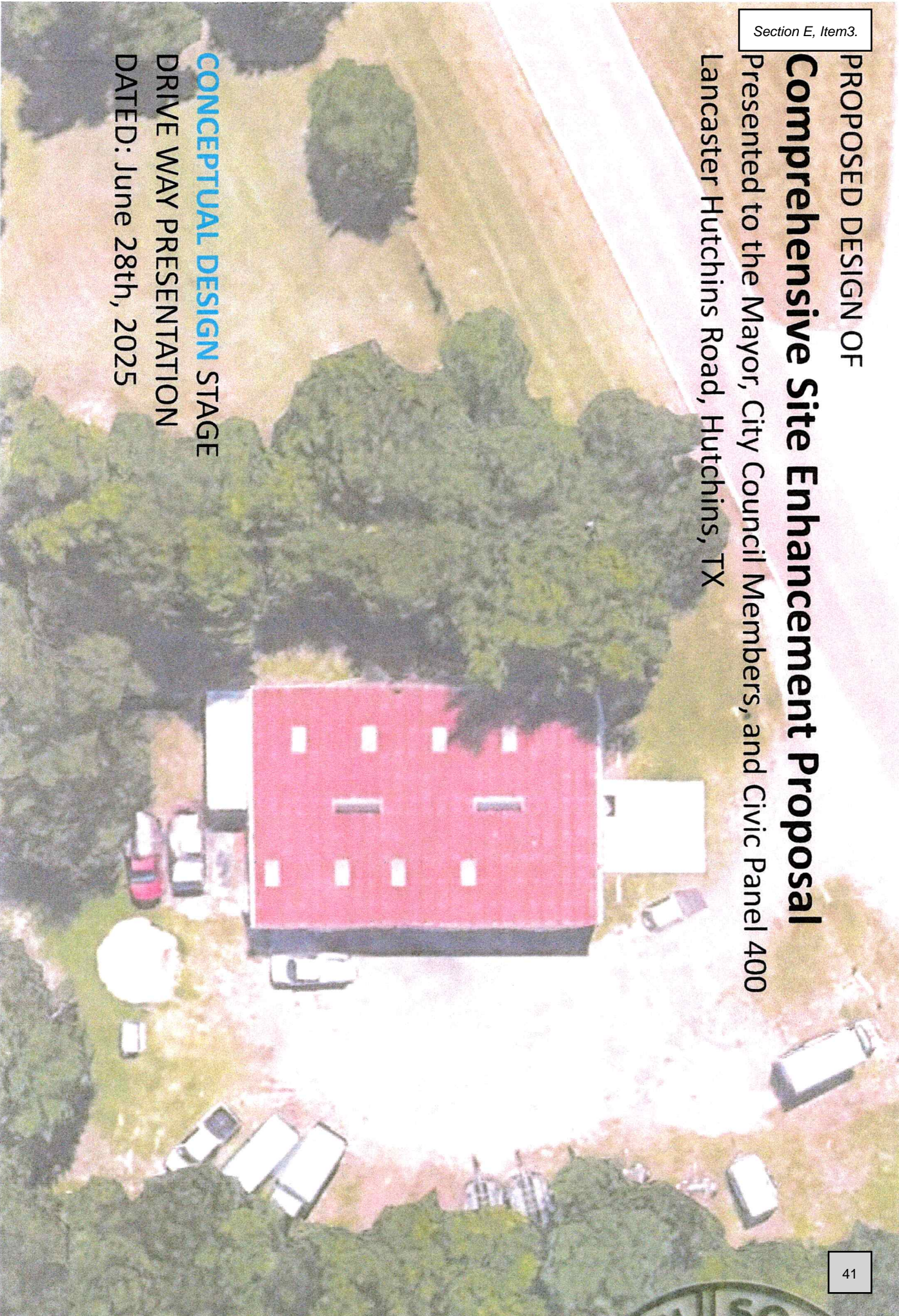
Comprehensive Site Enhancement Proposal

Presented to the Mayor, City Council Members, and Civic Panel 400
Lancaster Hutchins Road, Hutchins, TX

CONCEPTUAL DESIGN STAGE

DRIVE WAY PRESENTATION

DATED: June 28th, 2025



Project Overview

- Commercial site upgrade including driveway, culvert, restoration, signage, and landscaping.
- Designed for immediate function and future development.
- Presented with civic intent and community alignment.

Driveway Installation

- Engineered driveway improves access and flood protection.
- Front portion enhances road interface, drainage, and tenant usability

Culvert Installation

- Replaces clogged/undersized drainpipe at entrance.
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Community & Tenant Benefits

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- Community sees improved drainage, visual uplift, and lower maintenance burden.
- Project brings resilience and civic pride.

Top View of Site

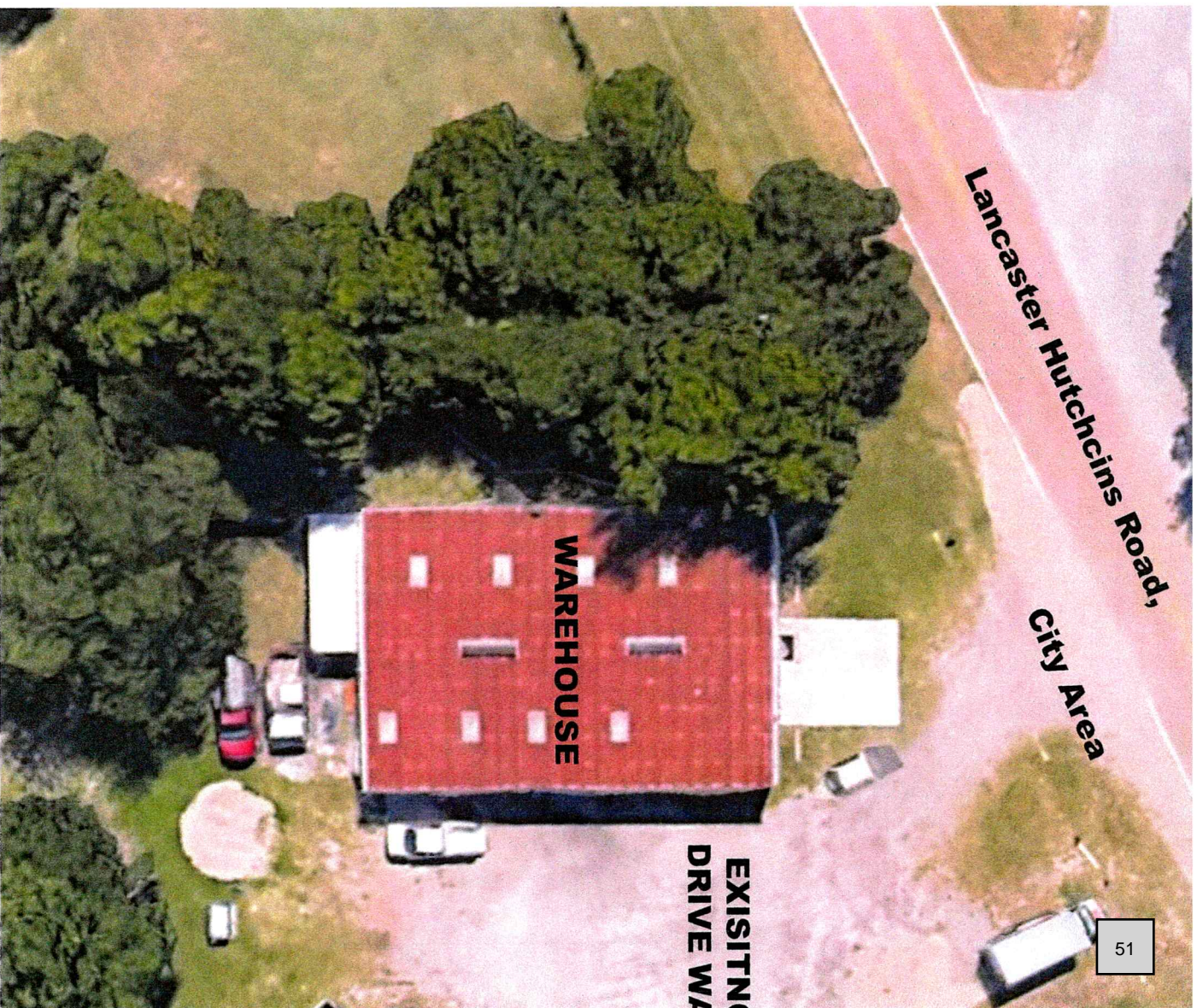
- As per the survey the yellow outline represents the property boundary, while the red outline marks the existing warehouse.
- The area within the purple outline, located in front of the road and green belt, also falls under city property.
- The blue arrows you see here represent the natural flood flow direction.



Proposed Driveway Layout

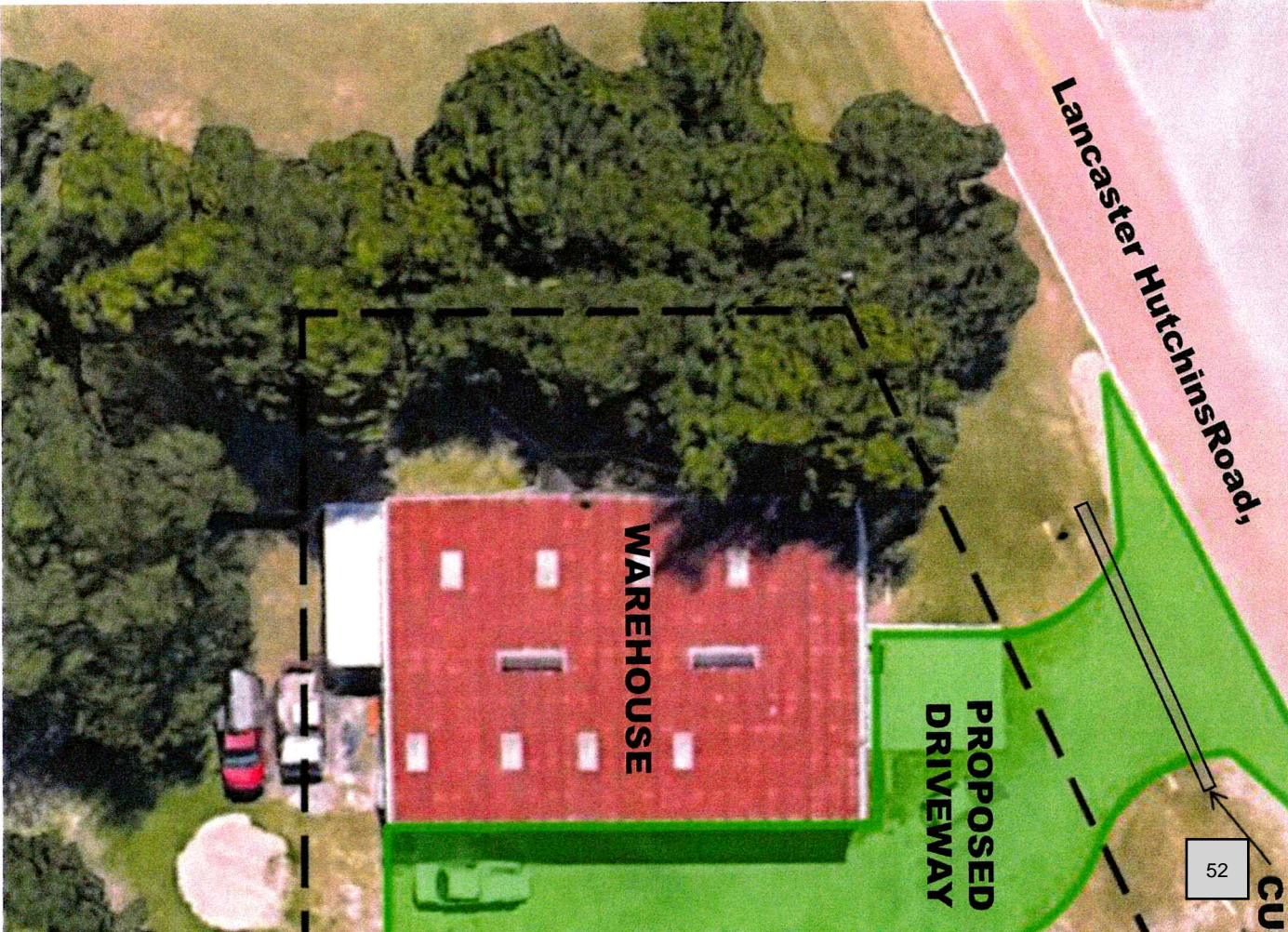
This is the site image. We're planning to build a driveway on our property — and also partially on the city-owned area — because access to the driveway will be from the city side.

Before we explain the proposed driveway layout, we'd like to share why the new driveway is necessary. As you can see, due to natural flood flow, the concrete of the existing driveway has been displaced. The flood pressure is quite strong, which is why the new driveway will be constructed 5 to 6 inches above the natural ground level. Additionally, we will add a culvert beneath the portion of the driveway that lies in the city area to guide the water flow and prevent future damage to the driveway.



Proposed Driveway Layout

The area highlighted in green shows the proposed location for the new driveway.



Proposed DriveWay Layout

In this site image, the proposed driveway is divided into two portions. The part highlighted in purple falls within the city-owned property, while the blue highlighted area lies within the site's private property.

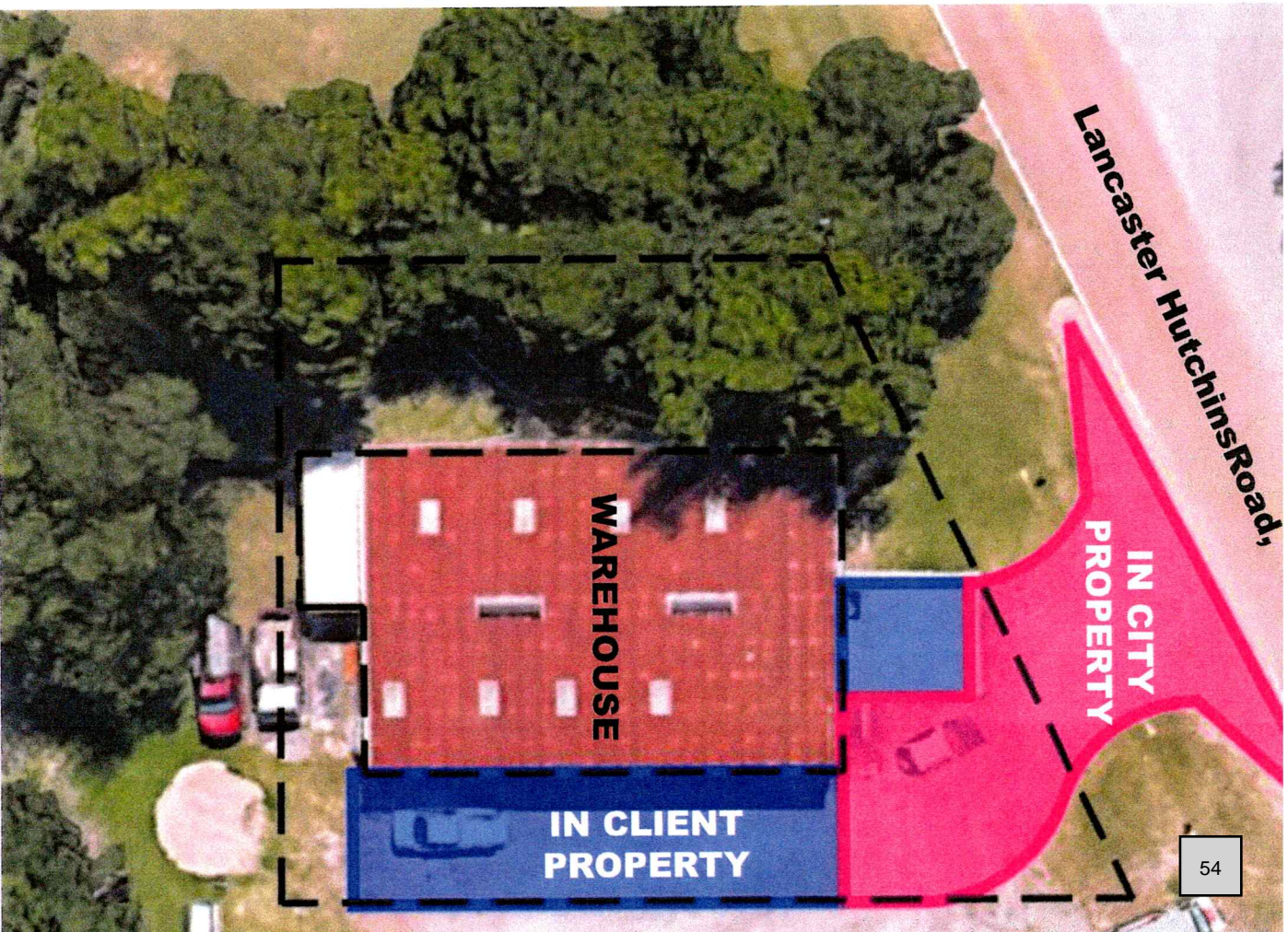


What we want from You

We would like to propose that, as you can see, almost 50% of the driveway area falls within the city's property.

Therefore, we request that the construction cost for the portion of the driveway on city property be covered by you, while we will bear the cost for the portion on our property. The purpose of constructing this driveway is to support future foot and vehicle traffic in the area, which will enhance the value of this location.

Additionally, tenants will benefit from safer, drier, and more professional-grade access. The community will see improved drainage, a visual uplift, and reduced long-term maintenance. Overall, this project will promote resilience and civic pride, offering clear benefits to both the property and the city.



3D View



Approval & Contact

- Prepared By: M Faisal Akram
- Southern Belle Restoration Team
Richmond, TX
- faisal@sbresto.com | (346) 313-9223



SINCE 2005

Thank you

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United States

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service@sbresto.com

www.sbresto.com